

**39 CASTLEVIEW HEIGHTS
MULLAGHMORE ROAD
DUNGANNON
CO. TYRONE
BT70 1TT**



*working harder to make your **move easier***

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AN ENVIABLE DETACHED RESIDENCE WITH TOWN CONVENIENCE; A DREAM HOME!

OFFERING EXCEPTIONALLY SPACIOUS & VERSATILE ACCOMMODATION, THIS TRULY ENVIABLE DETACHED, 4 BEDROOM, 3 RECEPTION ROOM RESIDENCE WITH A DETACHED GARAGE IS PRESENTED FOR SALE TO A HIGH STANDARD OF FITOUT & PRESENTATION THROUGHOUT. SITUATED ON A PLEASANT, PRIVATE & MATURING SITE WITHIN THIS MOST SOUGHT-AFTER & PRESTIGIOUS RESIDENTIAL DEVELOPMENT, THIS HOME IS CONVENIENT TO ALL DUNGANNON TOWN AMENITIES INCLUDING THE GOLF CLUB, LOCAL SHOPS, ETC. AND BENEFITS FROM GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.

IF YOU ARE SEEKING A GORGEOUS HOME WITH THE CONVENIENCE OF TOWN LIVING, THIS ONE SHOULD BE ON YOUR VIEWING LIST...
ONE OF THE BEST!

SUPERB PRESENTATION – EXCEPTIONAL ACCOMMODATION – TOWN CONVENIENCE



OFFERS OVER: £299,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

- AN ENVIABLE DETACHED RESIDENCE!
- OFFERING EXCEPTIONALLY SPACIOUS & VERSATILE ACCOMMODATION.
- SITUATED ON A MATURING SITE IN THIS SOUGHT-AFTER DEVELOPMENT.
- WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES.
- ONLY A STROLL TO DUNGANNON GOLF CLUB & LOCAL SHOPS.
- SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 4 GENEROUS BEDROOMS, MASTER ENSUITE.
- STUNNING ENTRANCE HALL WITH STAIRCASE TO MINSTRELS' GALLERY.
- 3 RECEPTION ROOMS.
- LIVING ROOM WITH OPEN FIREPLACE.
- SITTING ROOM WITH BAY WINDOW; PERFECT FOR THE CHRISTMAS TREE.
- FORMAL DINING ROOM WITH GAS FIRED GLASS FRONTED STOVE.
- KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING.
- QUALITY FITTED UNITS WITH "RANGEMASTER" INCLUDED IN THE SALE.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- WELL-APPOINTED FAMILY BATHROOM WITH 4 PIECE SUITE.
- MOULDED SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- 4 PANEL INTERNAL DOORS.
- DETACHED GARAGE.
- OFF-STREET PARKING TO FRONT & SIDE.
- PRIVATE, LOW MAINTENANCE REAR GARDEN WITH PATIO AREA.
- OIL FIRED CENTRAL HEATING; NEW OIL BURNER 2023.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- BLINDS (NEW) & LIGHT FITTINGS INCLUDED IN SALE.
- CLADDING TO FASCIA & SOFFITS.
- ALARM SYSTEM.
- A MUST VIEW FOR THOSE SEEKING THE BEST IN CONVENIENT FAMILY LIVING.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
TILED STEP. RECESSED LIGHTING.

RECEPTION HALL:
TIMBER 6 PANEL EXTERNAL DOOR WITH GEORGIAN STYLE GLAZED SIDE PANELS. PRE-FINISHED FLOOR. UNDER STAIR STORAGE. COVING TO CEILING. CARPET TO STAIRS TO FIRST FLOOR TO MINSTRELS' GALLERY.





LIVING ROOM:

OPEN FIREPLACE (WROUGHT IRON SURROUND NOT INCLUDED IN SALE). PRE-FINISHED FLOOR. COVING & CENTRE PIECE TO CEILING.



SITTING ROOM:

BAY WINDOW. OPEN FIREPLACE WITH MARBLE MANTLE & SURROUND WITH GAS INSET. WOODEN FLOOR. PICTURE RAIL. COVING & CENTRE PIECE TO CEILING. GEORGIAN GLAZED DOUBLE DOORS TO FORMAL DINING ROOM / SNUG.



FORMAL DINING ROOM / SNUG:

GEORGIAN GLAZED DOUBLE DOORS FROM SITTING ROOM. GAS FIRED GLASS FRONTED STOVE ON GRANITE HEARTH. WOODEN FLOOR. COVING & CENTRE PIECE TO CEILING. DOOR TO KITCHEN / FAMILY DINING AREA. DOUBLE FRENCH DOORS TO PATIO AREA & REAR GARDEN.



KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. GLASS DISPLAY UNITS. PLATE RACK. WINE RACK. PELMET WITH DOWNLIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. "RANGE MASTER" IN TILED INGLENOOK INCLUDED IN SALE. NEW INTEGRATED DISHWASHER. SPACE FOR FRIDGE FREEZER (INCLUDED). TILED BETWEEN UNITS. TILED FLOOR.





UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED BETWEEN UNITS. SPACE FOR A.W.M. PLUMBED FOR TUMBLE DRYER. TILED FLOOR. U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.

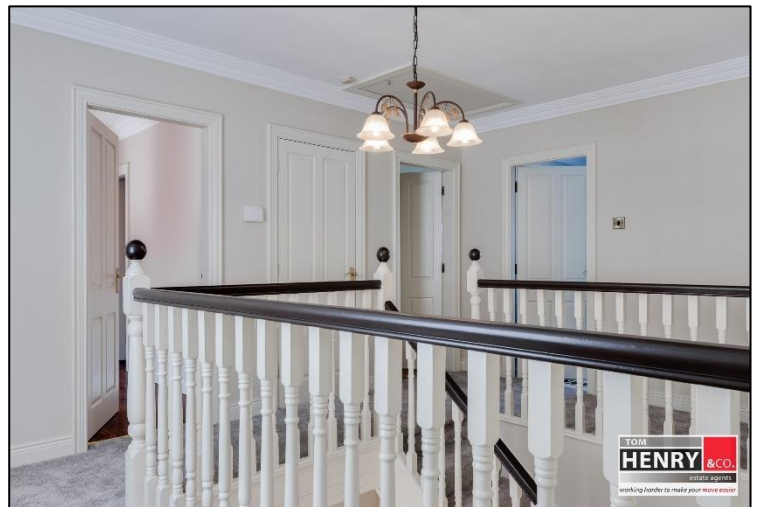
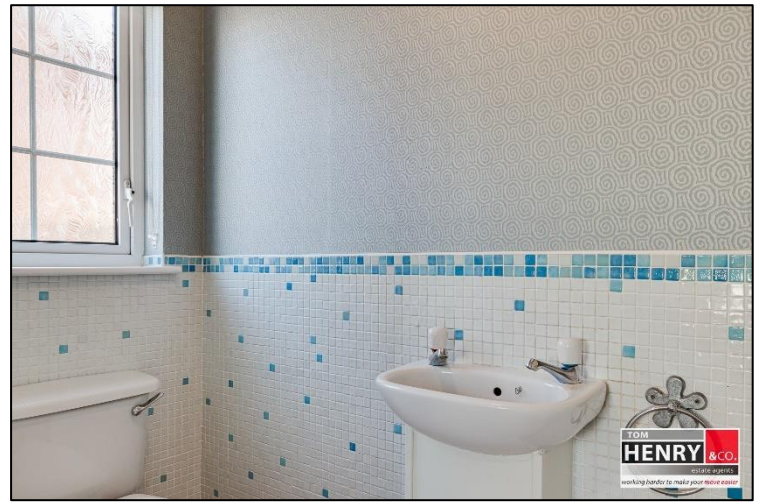


POWDER ROOM:
WASH HAND BASIN. TOILET. TILED FLOOR. ½ TILED WALLS.

FIRST FLOOR:

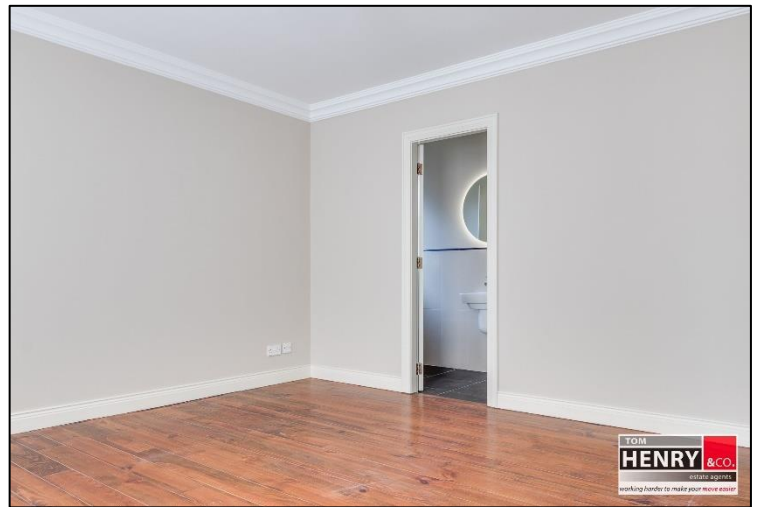
STAIRS & LANDING.
CARPET TO FLOOR. MINSTRELS' GALLERY. COVING & CENTRE PIECE
TO CEILING. ACCESS TO ROOFSpace VIA FOLD DOWN LADDER
(FLOORED FOR STORAGE).

HOTPRESS:



MASTER BEDROOM:
TO FRONT. PRE-FINISHED FLOOR. COVING TO CEILING.

ENSUITE:
WASH HAND BASIN WITH MIXER TAP FITTING WITH ILLUMINATED MIRROR OVER. TOILET. FULLY TILED SHOWER. HEATED TOWEL RAIL. ½ TILED
WALLS. TILED FLOOR.



BEDROOM 2:
TO FRONT. PRE-FINISHED FLOOR. COVING TO CEILING.



BEDROOM 3:

TO REAR. PRE-FINISHED FLOOR. FITTED WARDROBES WITH MIRRORED SLIDING DOORS.





BEDROOM 4:
TO REAR. PRE-FINISHED FLOOR. COVING TO CEILING.





BATHROOM:

4 PIECE SUITE. BATH WITH TONGUE & GROOVE BATH PANEL WITH HANDHELD SHOWER FITTING. FULLY TILED ELECTRIC SHOWER. WASH HAND BASIN. TOILET. TONGUE & GROOVE WOOD PANNELING TO WALLS. TILED FLOOR. DOWNLIGHTING & COVING TO CEILING. X-FAN.



OUTSIDE:

MATURE BOUNDARY HEDGING TO FRONT. PILLARED & GATED ENTRANCE TO PARKING TO FRONT & SIDE OF DWELLING.

DETACHED GARAGE:

UP & OVER DOOR. PEDESTRIAN DOOR. ELECTRIC LIGHT & POWER POINTS.

GARDEN TO FRONT WITH LAWNED AREA & SHRUBS.

ENCLOSED GARDEN TO REAR WITH WROUGHT IRON ARCHED GATES.

PAVIA PATIO AREA. GARDEN LAID TO LAWNS WITH MATURE HEDGING. COVERED AREA FOR BINS. OUTSIDE WATER TAP.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	66 D
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?

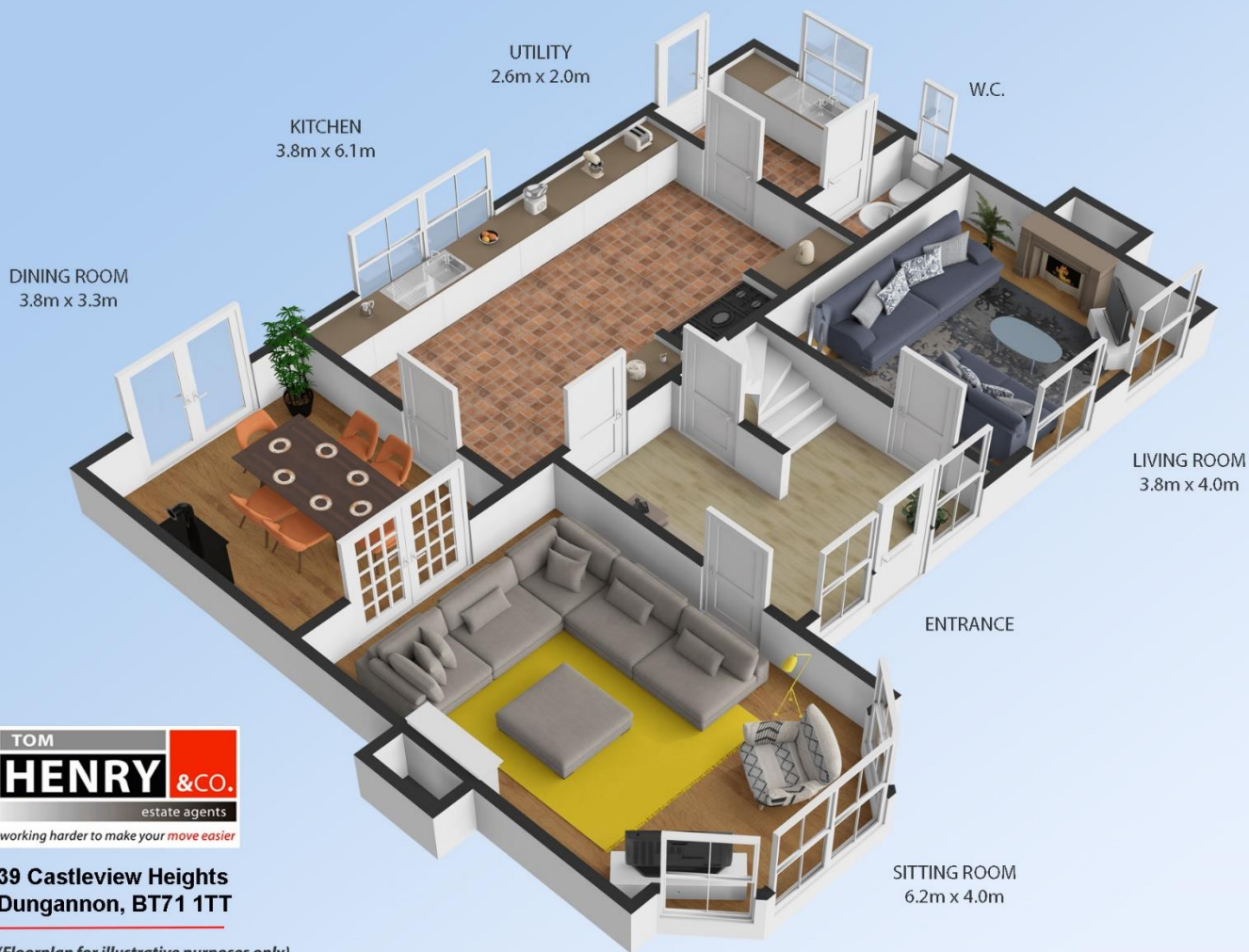


Want to know what your property is worth?

- > **Free** no obligation pre sale/ pre let valuation.
- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992



**39 Castlevue Heights
Dungannon, BT71 1TT**

(Floorplan for illustrative purposes only)



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N.B.

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VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.